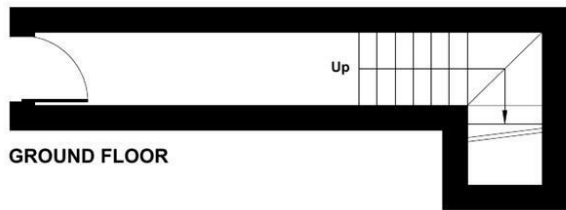
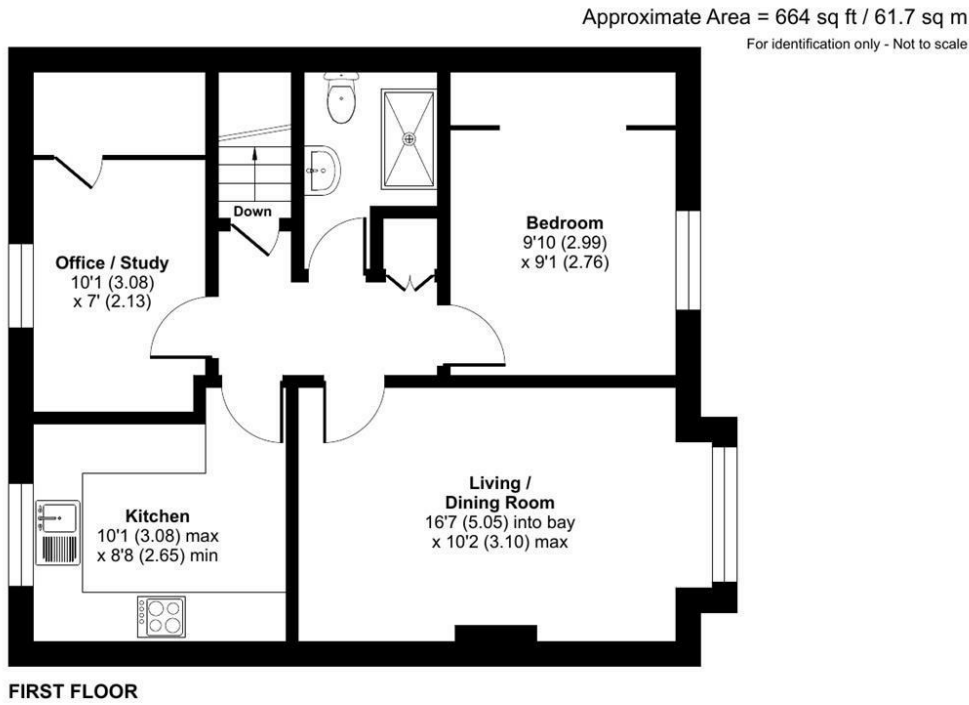


FOR SALE

20 Castle Court, Wem, Shrewsbury, SY4 5JS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1420965



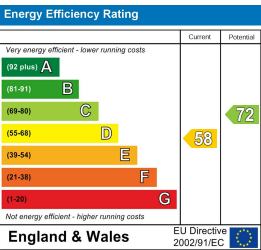
FOR SALE

Offers in the region of £119,995

20 Castle Court, Wem, Shrewsbury, SY4 5JS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well proportioned two-bedroom first floor apartment benefitting from an allocated parking space; conveniently situated within a popular development of similar homes in the heart of the market town of Wem.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (9 miles), Shrewsbury (11 miles), Wrexham (20 miles), Telford (22 miles).

All distances approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroom
- First Floor Apartment
- Over 650 sq ft
- Allocated Parking
- No Onward Chain
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 20 Castle Court in Wem for sale by private treaty and with the benefit of no onward chain.

20 Castle Court is a well proportioned two-bedroom first floor apartment providing over 650 sq ft of thoughtfully arranged living accommodation comprising a spacious Living/Dining Room, Kitchen, two Bedrooms, and a Shower Room.

Externally, the apartment is complemented by an allocated parking space situated across from the property.

SITUATION

The property is conveniently situated within a popular development of similar homes in the heart of the market town of Wem, which provides a respectable range of day-to-day amenities, including Schools Convenience Stores, Medical Facilities, Public Houses, and a range of independent shops, whilst retaining a convenient proximity to the county centre of Shrewsbury which lies around 11 miles to the south and enjoys a more comprehensive offering of amenities of all kinds.

THE PROPERTY

The property is accessed from the ground floor via a front door which opens into an Entrance Hall with space for shoes and coats, from where stairs lead to a first floor landing.

The first floor landing enjoys a recessed storage cupboard alongside doors which open into the various rooms, chief amongst them being a well proportioned Living/Dining Room featuring a bay-style window overlooking the rear, alongside ample space for seating and dining arranged around a centrally positioned and traditionally styled electric fire. Situated next to the Living Room is a Kitchen comprising a selection of fitted base and wall units, alongside a window overlooking the front and planned space for white goods.

Completing the living accommodation are two comfortably sized Bedrooms, one of which is currently utilised as an office/study; these served by a shower room comprising a shower cubicle, low flush WC, and hand basin.

OUTSIDE

Externally, the property is complemented by an allocated parking space.

THE ACCOMMODATION COMPRISES

Entrance Hall:
Living/Dining Room: 5.05m x 3.10m
Kitchen: 3.08m x 2.65m
Bedroom One: 2.99m x 2.76m
Bedroom Two/Study: 3.08m x 2.13m
Shower Room:

W3W

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DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to remain on this road. When reaching the village of Welshampton, a right hand turn (signposted Wem) leads onto the B5063 which leads into the town of Wem. In the heart of Wem, and shortly after passing the fire station on your left, a right hand turn leads into Castle Court, where number 20 is situated on the right and identified by a Halls "For Sale" board.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including St. Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary School, and Ellesmere College.

TENURE AND POSSESSION

The property is said to be of leasehold tenure and vacant possession will be granted upon completion.

Upon completion, the property will benefit from a circa 999 year lease.

SERVICE CHARGE & GROUND RENT

We are advised that the property is not subject to any ground rent. The current service charge set at circa £48pcm, to cover building insurance, maintenance of the communal areas, and administration.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

SERVICES

We are informed that the property benefits from mains water, electricity, and drainage.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.